



**Zoning Board of Appeals Agenda**  
**Tuesday, July 19, 2022**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

**ZBA 031-22**

Applicant  
Ward 4

**6588 Spring Brook Road**

William Caldwell

**Special Use Permit for a Planned Unit Development** for a pet grooming facility, dog bar, new vehicle storage building, new parking lot and a bar building in an R-3, Multi-family Residential Zoning District

**Laid over from June**

**ZBA 032-22**

Applicant  
Ward 3

**1334 & 1344 East State Street**

Architect Joseph Anderson for Sadruddin & Penny Lakhani

**Special Use Permit** for a gas station and convenience store in an R-1, Single-family Residential Zoning District, C-1, Limited Commercial Zoning District, and a C-3, General Commercial Zoning District

**Laid over from June**

**ZBA 033-22**

Applicant  
Ward 12

**3828 Spring Creek Road**

Attorney Jim Hursh for Merat Esfahani/AROM, LLC

**Special Use Permit** for a Planned Unit Development for a single family residence, a guest/play house and to allow all existing buildings to remain on the site in an R-1, Single family Residential Zoning District

**Laid over from June**

**ZBA 034-22**

Applicant  
Ward 3

**1341 Greenwood Avenue**

Michael Tremaine

**Variation** to increase the maximum permitted square footage from 720 square feet to 1,112 square feet to allow construction of an additional accessory structure in an R-1, Single family Residential Zoning District

**ZBA 035-22**

Applicant  
Ward 11

**2233 Kishwaukee Street and 22XX Starr Street**

JNB Signs, Inc. for Little Flowa Properties

**Variation** to reduce the required setback of a freestanding sign from five (5) feet to one (1) foot in an I-1, Light Industrial Zoning District and I-2, General Industrial Zoning District

**ZBA 036-22**

Applicant  
Ward 1

**6820 East State Street**

Adam Firsell for Core Rockford 1, LLC

**Variation** to increase the maximum permitted square footage from 236 square feet to 288 square feet for all signage based on street frontage in a C-2, Limited Commercial Zoning District

**ZBA 037-22**

Applicant  
Ward 13

**602 South Pierpont Avenue and 7XX Waveland Avenue**

Pastor Sonji Collins for The House of God Church

**Special Use Permit** for religious assembly and associated activities, a **Variation** to reduce the required front yard setback along Preston Street from 25 feet to 15 feet, and a **Variation** to reduce the required front yard setback along Waveland Avenue from 25 feet to 15 feet in a R-1, Single-family Residential Zoning District

**ZBA 038-22**

Applicant  
Ward 14

**6265, 6493 Newburg Road, 1620, 1722, 1819 Meadow Circle**

Tom Okite for Wesley Willows Senior Living

**Modification of Special Use Permit** #141-99 to add eight (8) duplexes in an R-2, Two-family Residential Zoning District

**ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, July 25, 2022 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, August 1, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.